

PROPERTY DESCRIPTION:

Civic address: 2864 ARAWANA RD. NALAMATA, BC V0N 1N1

Legal Description (e.g. Lot, Plan No. and District Lot):

Current land use: AG-1 AGRICULTURAL

Surrounding land uses: SINGLE FAMILY - SH-1 or AG-1

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: 2800, 2022

Section No.: 6.1.2

Current regulation: no concrete

Proposed variance: concrete foundation

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

TO ALLOW FOR CONCRETE BASE IN CANNABIS FACILITY

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will generally assess the proposal against the following criteria:

- is the proposed variance consistent with the general purpose and intent of the zone?
- is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?
- is strict compliance with the zoning regulation unreasonable or un-necessary?
- will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

- The proposed variance is consistent with the general purpose and intent of the zone, that being agriculture
- The proposed variance addresses a physical constraint, a concrete foundation and slab that is necessary not only for building integrity but also with the sanitization required for horticulture and processing of farm products.
- Strict Compliance with the non concrete base regulation is unreasonable and unnecessary. In addition, building was approved to be constructed on bedrock so there would be no soil to disturb. This was done at a cost of \$135,000.
- There is no undue impact to neighborhood, concrete base cannot be seen